

of this Ordinance, shall be exclusive of roof structures as defined in the Uniform Building Code of the Pacific Coast Building Officials Conference.

C. Building Site Areas:

1—The requirements of this Ordinance as to minimum building site area shall not be construed to prevent the use for a single-family dwelling of any lot or parcel of land other than in the M-2 District in the event that such lot or parcel of land is:

- Shown separately on or hereafter upon any official subdivision map duly approved and recorded, or
- Shown by a separate number or letter on a record of survey map filed with the County Recorder of Los Angeles County, California, or
- Deeded by a deed of record, or
- Subject to a contract of sale in full force and effect at the time this Ordinance becomes effective.

2—No portion of any lot or parcel of land which has been designated or used as any part of a building site area or yard as required by this Ordinance shall be included as a portion of an area or yard for another building if said inclusion will reduce the building site area or yard required for the original lot or parcel of land to less than the minimum building site area or dimension of yard required for the land use district in which such property is located.

D. Yards:

1—Where yards are required in this Ordinance, they shall not be less in depth or width than the minimum dimension specified in any part, and they shall be at every point open and unobstructed from the ground to the sky, except as follows:

- Outside stairways, porches or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet and/or into the required rear yard for a distance not to exceed four (4) feet.
- Cornices, canopies, eaves, or other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed one (1) foot. One pergola and/or one covered, but unenclosed, passenger landing may extend into either side yard, provided that its other horizontal dimension shall not exceed eighteen (18) feet.
- A detached accessory building not exceeding twelve (12) feet in height, may be permitted to occupy a rear yard, provided that it shall not be less than five (5) feet from the rear line of the lot and that not more than one-third (1/3) of the total area of such rear yard shall be so occupied.
- One detached accessory building for use as a private garage may be permitted to occupy the required front yard of an interior lot in the R-1 District, when the slope of the front half of such lot is greater than one (1) foot rise or fall in the run of four (4) feet from the established street elevation at the front property line or when the elevation of the front half of the lot or a major portion thereof is more than four (4) feet above or below street elevation, provided, however, that no portion of any such building shall occupy any side yard or be less than five (5) feet from the front line of the lot, and further provided that no such building shall exceed twelve (12) feet in height.

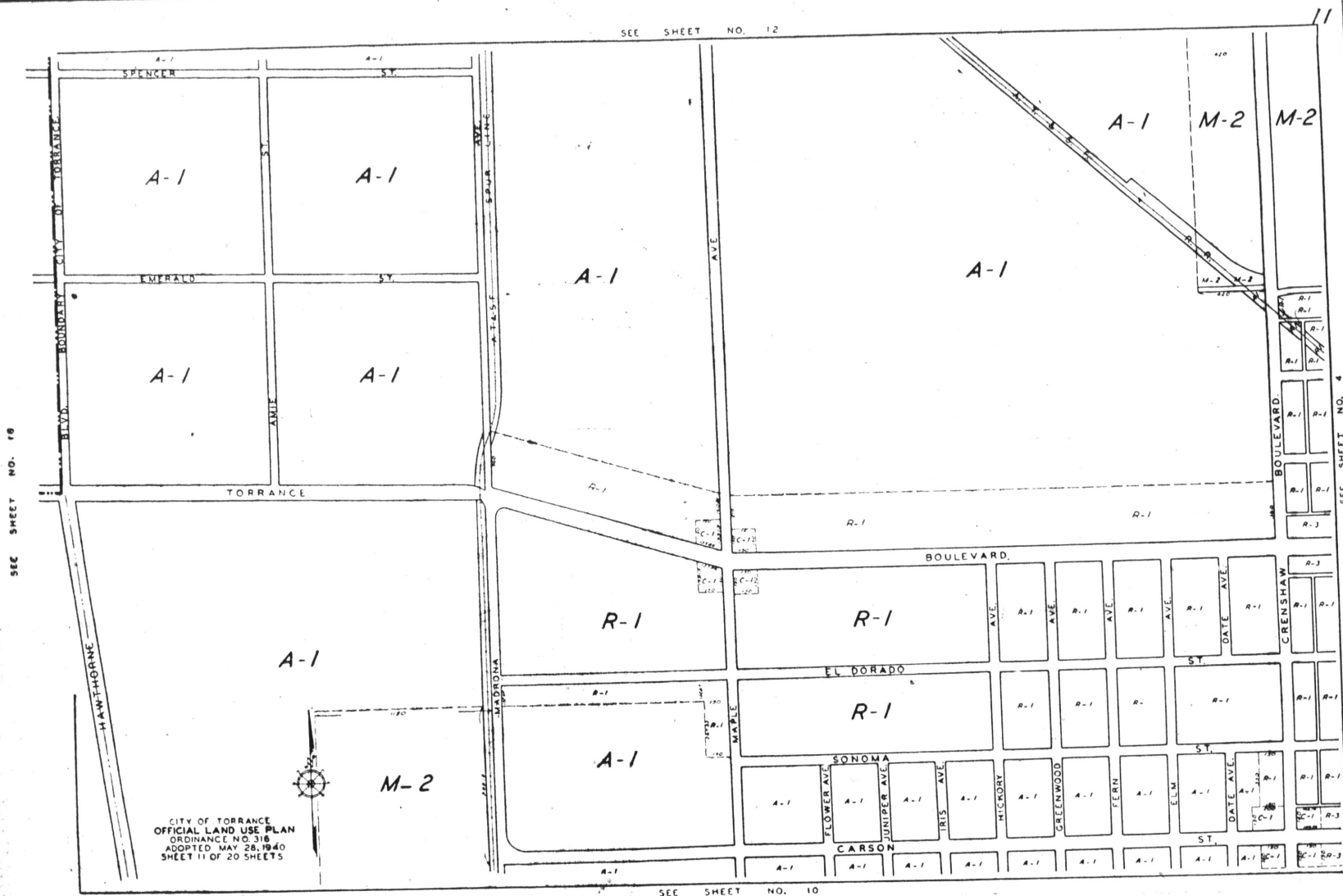
E. Accessory Buildings:

No detached accessory building shall exceed thirty-five (35) feet in height, nor shall any such building occupy the front yard of a corner lot, or the side yard of any lot, or be less than ten (10) feet from any other building on the same lot.

F. Provision for Storage of Automobiles:

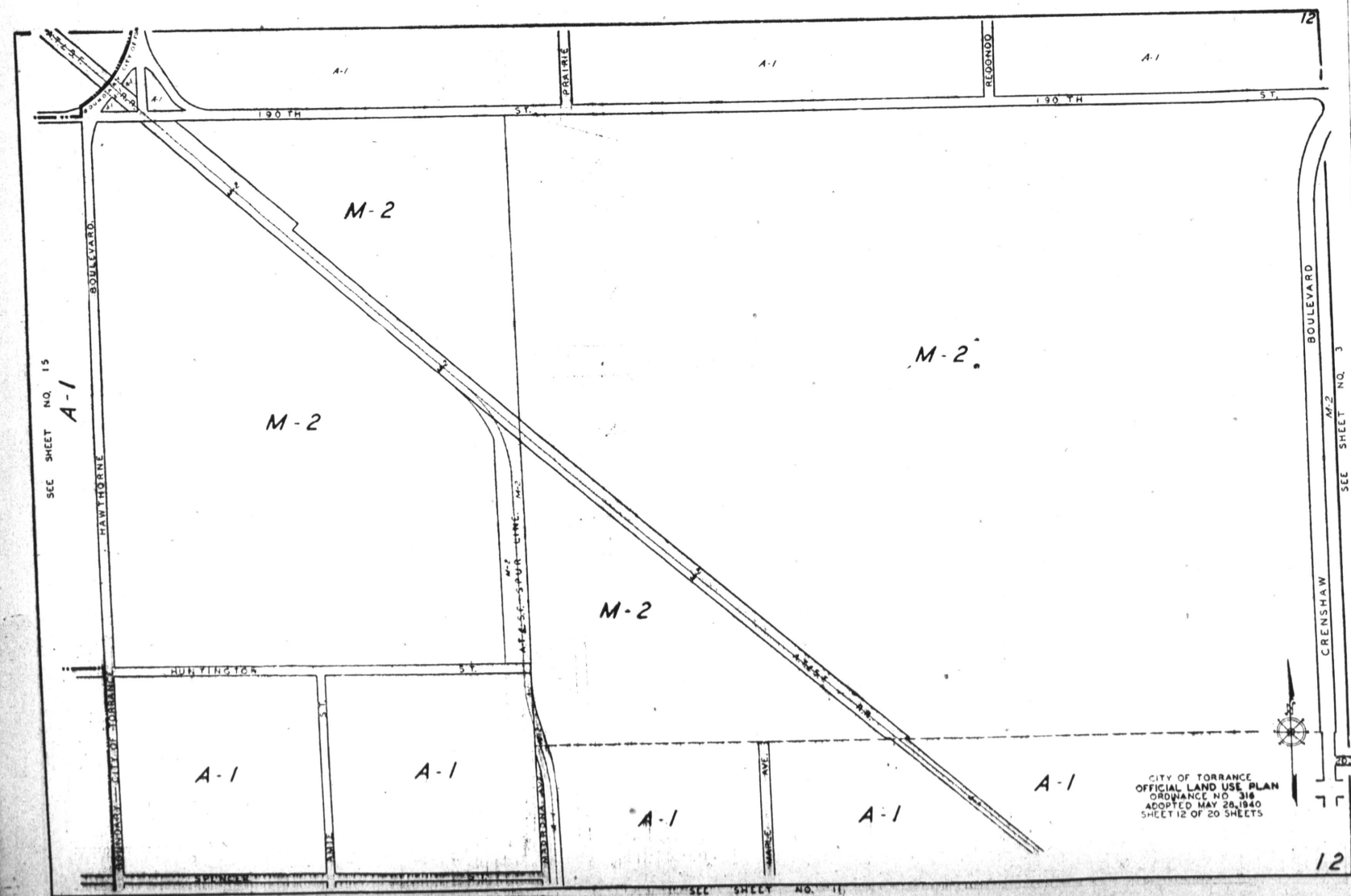
In connection with each lot or parcel of land classified in the R-2, R-3, C-1 and C-2 Districts and used for a duplex dwelling, apartment house, bungalow court or any other multiple family use of a lot or parcel of land, there shall be provided a private garage, located on the same lot or parcel of land, with a storage capacity

SEE SHEET NO. 12



CITY OF TORRANCE
OFFICIAL LAND USE PLAN
ORDINANCE NO. 316
ADOPTED MAY 28, 1940
SHEET 11 OF 20 SHEETS

SEE SHEET NO. 10



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SEE SHEET NO. 11